

RESOLUTION No. LPA-2008-01-07

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF MIAMI GARDENS, FLORIDA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, ADOPT AN AMENDMENT TO THE CITY OF MIAMI GARDENS COMPREHENSIVE DEVELOPMENT MASTER PLAN TO PROVIDE FOR THE NECESSARY PROVISIONS FOR PUBLIC SCHOOL CONCURRENCY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Florida Statutes, all comprehensive master plan amendments are to be approved by the designated Local Planning Agency, and

WHEREAS, pursuant to Ordinance No. 2003-12, the City Council of the City of Miami Gardens has designated itself as the City's Local Planning Agency ("LPA"), and

WHEREAS, the City of Miami Gardens, through its Planning and Zoning staff has made application for an amendment to the City's Comprehensive Development Master Plan, in accordance with Attachment "F" attached hereto and incorporated herein by reference, and

WHEREAS, it is being requested that the LPA recommend to the City Council that it adopt an ordinance that authorizes an amendment to the City of Miami Gardens Comprehensive Development Master Plan to provide for necessary provisions for public school concurrency, as specified on Attachment "F" attached hereto, and

WHEREAS, that City Staff has prepared a recommendation in the Staff Report attached hereto as Exhibit "B," incorporated herein by reference, and

WHEREAS, a public hearing has been held simultaneously with the adoption of

this Resolution, and

NOW THEREFORE, BE IT RESOLVED BY THE LOCAL PLANNING AGENCY
OF THE CITY OF MIAMI GARDENS, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

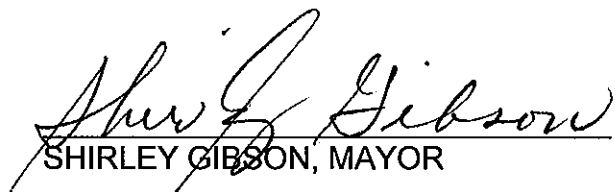
Section 2. RECOMMENDATION: The Local Planning Agency of the City of Miami Gardens hereby recommends that the City Council of the City of Miami Gardens, Florida, amends the City of Miami Gardens Comprehensive Development Master Plan to provide for necessary provisions for public school concurrency as specified on Attachment "F" attached hereto

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED THIS 2nd DAY OF APRIL 2008.

ATTEST"


RONETTA TAYLOR, CMC, CITY CLERK


SHIRLEY GIBSON, MAYOR

Prepared by SONJA K. DICKENS, ESQ.
City Attorney

LPA Resolution No. 2008-01-07

SPONSORED BY: DANNY O. CREW, CITY MANAGER

MOVED BY: Councilman Gilbert

SECONDED BY: Councilman Bratton

VOTE: 5-0

Mayor Shirley Gibson	<u>x</u> (Yes)	<u> </u> (No)	
Vice Mayor Barbara Watson	<u> </u> (Yes)	<u> </u> (No)	Out of town
Councilman Melvin L. Bratton	<u>x</u> (Yes)	<u> </u> (No)	
Councilman Aaron Campbell	<u>x</u> (Yes)	<u> </u> (No)	
Councilman Andre' Williams	<u>x</u> (Yes)	<u> </u> (No)	
Councilwoman Sharon Pritchett	<u> </u> (Yes)	<u> </u> (No)	Not present
Councilman Oliver Gilbert III	<u>x</u> (Yes)	<u> </u> (No)	

8063127_1.DOC

City of Miami Gardens

1515-200 NW 167th Street
Miami Gardens, Florida 33169



Mayor Shirley Gibson
Vice Mayor Barbara Watson
Councilman Melvin L. Bratton
Councilman Oliver Gilbert III
Councilman Aaron Campbell Jr.
Councilwoman Sharon Pritchett
Councilman André Williams

Agenda Cover Page: PH-2007-000021

Comprehensive Development Master Plan Amendment on Public School Concurrency Action by City Council Acting as the Local Planning Agency

Date: April 2, 2008

Fiscal Impact: No ☒ Yes ☐

(If yes, explain in Staff Summary)

Funding Source:

Contract/P.O. Requirement: Yes ☐ No ☐

Sponsor Name/Department: Development Services Director via City Manager

Public Hearing ☒

Ordinance ☐

1st Reading ☐

Advertising requirement: Yes ☒ No ☐

Quasi-Judicial ☐

Resolution ☒

2nd Reading ☒

RESOLUTION No. 2008-

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF MIAMI GARDENS, FLORIDA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN AMENDMENT TO THE CITY OF MIAMI GARDENS COMPREHENSIVE DEVELOPMENT MASTER PLAN TO PROVIDE FOR THE NECESSARY PROVISIONS FOR PUBLIC SCHOOL CONCURRENCY, AN AMENDMENT TO THE GOALS, OBJECTIVES AND POLICIES OF THE PUBLIC SCHOOL FACILITIES ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT; AND THE CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Attachments:

RESOLUTION

EXHIBIT "A" LEGAL DESCRIPTION

EXHIBIT "B" STAFF RECOMMENDATION

- ATTACHMENT A. Approximate Dates for CDMP Amendment Transmittal and Adoption Process; Miami Gardens
- ATTACHMENT B. Comprehensive Plan Amendment Process Flow Chart per Florida Statutes
- ATTACHMENT C. Hearing Map - Aerial
- ATTACHMENT D. Miami Gardens' Corporate Boundary Map
- ATTACHMENT E. Copy of Legal Notice Advertised in Miami Herald's Neighbor's Section
- ATTACHMENT F. Miami Gardens' Comprehensive Development Master Plan amendment documents including:
- Goals, Objectives and Policies;
- (1) Public School Facilities Element
 - (2) Capital Improvements Element
 - (3) Intergovernmental Coordination Element

4A) RESOLUTIONS COMPREHENSIVE DEVELOPMENT MASTER PLAN

STAFF RECOMMENDATION PH-2007-000021
Comprehensive Development Master Plan Amendment on Public School Concurrency

Summary

Applicant:	City of Miami Gardens
Location:	The Incorporated Area of the City of Miami Gardens
Total Land Area:	Approximately 20 square miles
Purpose:	Hold second Hearing to adopt amendment to the City's Comprehensive Development Master Plan (CDMP) specific to the Public School Facilities Element, Capital Improvements Element and Intergovernmental Coordination Element for Public School Facility Planning in Miami-Dade County.

Recommendation

Acting as the Land Planning Agency of the City of Miami Gardens, recommend adoption to amend the City's Comprehensive Development Master Plan to the City Council for Public School Facility Planning in Miami-Dade County.

Comprehensive Plan Amendment Adoption Process

This is the second of the two required public hearings to adopt the Comprehensive Development Master Plan. This first hearing, known as the "Transmittal Hearing," held on December 12, 2007 transmitted the Plan to agencies including but not limited to:

- Florida Department of Community Affairs (DCA)
- South Florida Regional Planning Council
- Florida Department of Transportation
- South Florida Water Management District
- Miami Dade County
- Department of Education
- Florida Department of Environmental Protection
- Adjacent Cities: North Miami Beach, Opa-Locka, Miami Lakes, West Park and Miramar

An approximate schedule is provided below. An illustrative version is attached.

1. December 12, 2007: Transmittal Hearing
2. December 17, 2007: DCA receives plan
3. December 20, 2007: Within 5 days of receipt, DCA determines that Plan is complete; 30 day agency review period begins
4. January 20, 2008: Agencies provide comments to DCA; 30 day DCA review period begins
5. February 18, 2008: DCA issues Objections, Recommendations and Comments Report (ORC)
6. April 2, 2008: Adoption Hearing
7. End of April: DCA issues Notice of Intent, assume "In Compliance;" 21 day period begins
8. DCA issues Final Order

A copy of the Comprehensive Plan Amendment Process is attached for information.

Requirements of Florida Statutes

Legislation enacted by the 2005 Florida Legislature (Senate Bill 360, Laws of Florida 2002-290) mandates all local governments and school boards to adopt a school concurrency system. The new law requires that school boards and local governments update existing **Public Schools Interlocal Agreements (ILA)**, establish level of service standards to define school capacity, and adopt a public school facilities element (or amend) into the comprehensive plan to implement a school concurrency program.

Pursuant to the phased schedule set by DCA, City of Miami Gardens adopted the “**Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County**” on December 12, 2007.

Miami-Dade County submitted its Educational Facilities Element and Draft ILA to DCA on July 30, 2007 for review with the intent of having its element act as a model for other local governments in the county. On September 28, 2007 DCA issued its Objections, Recommendations and Comments (ORC) report. The County reviewed and addressed the ORC report on October 20, 2007. It was anticipated that the Board of County Commissioners (BCC) would adopt the recommendations in November 2007. However due to related ILA coordination issues between the County and the School Board, the County staff was directed not to transmit the recommendations to the BCC for a final hearing until the ILA issues were resolved. At this time per County staff, the new ILA was forwarded to the School Board in early February of 2008 for review. The School Board has not scheduled the item for their Board meeting. A tentative meeting between the County and the School Board staff regarding the new ILA has been scheduled around March 26 or 27 of 2008. In light of the above and many municipalities that have moved forward with this process, DCA has advised the local governments to conform to the legal process and adopt the School Concurrency amendments.

Adoption copies of the Goals, Objectives and Policies for the Public School Facilities, Intergovernmental Coordination and Capital Improvements Elements are attached for the Local Planning Agency's review and comment. Single underlined information is what was transmitted to the DCA and double underlined information are revisions made per the ORC report. This staff report does not include the previously forwarded Data, Inventory and Analysis for the related elements. Per direction provided by the DCA in the ORC report; (1) the City will rely on Miami-Dade County's supporting Data and Analysis for the public schools; and (2) for revisions related to the Public Education Facilities Element, the City will coordinate with the Miami-Dade County School Board, the County, and the municipalities to ensure consistency among Public Education Facilities Elements of the County and municipalities.

Public Notification/Comments

In accordance with the Florida Statutes, a legal notice was advertised on March 20, 2008 in the local newspaper (Miami Herald's Neighbor's section) thirteen (13) days before the public hearing day to provide them an opportunity to comment on the application. All CDMP documents have been made and continue to be available to the general public for viewing and/or commenting at the City Hall, City website and the North-Dade Regional Library.

EXHIBIT “A”: LEGAL DESCRIPTION

CITY OF NORTH DADE

Legal Description

A portion of Miami-Dade County, Florida, more particularly described as follows:

BEGIN at the Northwest corner of Section 32, Township 51 South, Range 41 East, on the Northern boundary of Miami-Dade County, Florida; thence run South along the West line of said Section 32, (*centerline of NW 47th Avenue*) and continuing South along the West lines of Sections 5 and 8, and 17 in Township 52 South, Range 41 East (*centerline NW 47th Avenue*) to the Easterly extension of the South Limited Access right-of-way line of State Road 826 (*Palmetto Expressway*) as shown on the Florida State Road Department Right-of-Way Map 8726-103 recorded in Plat Book 60 at Page 91 of the Public Records of Miami-Dade County, Florida; thence Westerly along said Easterly extension and along the South Limited Access right-of-way line of State Road 826 and along the Westerly extension thereof, to the East boundary of the Town of Miami-Lakes and the Centerline of N.W. 57th Avenue; thence South along said East boundary of the Town of Miami Lakes (*centerline of N.W. 57th Avenue*) to the intersection thereof with the Westerly extension of the Southerly right-of-way of Biscayne Canal (C-8) according to that certain Grant of Easement recorded in Official Record Book 2367, at page 551 of the Public Records of Miami-Dade County, Florida; thence Easterly along said Southerly right-of-way of Biscayne Canal (C-8) across Sections 18, 17, and a portion of Section 16 in Township 52 South, Range 41 East, to the West line of Tract "A", of AIR PARK INDUSTRIAL subdivision according to the plat thereof recorded in Plat Book 122 at Page 83 of the Public Records of Miami-Dade County, Florida; thence Southerly along said West line of Tract "A" to the most Northwestern corner of Block 1 of said AIR PARK INDUSTRIAL subdivision; thence continue Southerly along the Western boundary of said Block 1 to the intersection thereof with the Easterly right-of-way line of the NW 42ND AVE. TO 37TH AVE. CONNECTOR according to the Map thereof recorded in Road Map Book 112 at Page 96 of the Public Records of Miami-Dade County, Florida; thence continue Southerly following said Easterly right-of-way line and the Southerly extension thereof, to the North boundary of the City of Opa-Locka, the same being the South line of said Section 16; thence East following the North boundary of the City of Opa-Locka along the South lines of Sections 16 and 15, in Township 52 South, Range 41 East, (*centerline of N.W. 151st Street*) to the Southeast corner of said Section 15, Township 52 South, Range 41 East; thence North along the East line of said Section 15 (*theoretical centerline of NW 17th Avenue*) for 80.56 feet to the Northerly right-of-way line of the Tri-Rail right-of-way (*formerly the CSX railway right-of-way, formerly the Seaboard Airline Railroad right-of-way*) according to the Supplemental Warranty Deed recorded in Official Record Book 14491, beginning at Page 326 of the Public records of Miami-Dade County, Florida and particularly as said Northerly right-of-way line of Tri-Rail is described on pages 600, 601, 603, 604, and 612 of said Official Record Book 14491; thence run Northeasterly along said Northerly

right-of-way line of said Tri-Rail, to the Westerly boundary of the City of North Miami Beach which is the West line of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 52 South, Range 41 East; thence North following said boundary of North Miami Beach along the West line of said Southeast 1/4 of the Southwest 1/4 of said Section 12 (*centerline NW 4th Avenue*) to the Northwest corner of said Southeast 1/4 of the Southwest 1/4 of said Section 12; thence East, following said boundary of the City of North Miami Beach along the North line of said Southeast 1/4 of the Southwest 1/4 of said Section 12 (*centerline of NW 171st Street*) to the Northerly right-of-way line of said Tri-Rail; thence Northeasterly along said Northerly right-of-way line of said Tri-Rail to the Southeast corner of Tract 1-A according to the plat of MIAMI INDUSTRIAL DISTRICT SECTION ONE recorded in Plat Book 62, at Page 6 of the Public records of Miami-Dade County, Florida; Thence Northerly along the Easterly boundary of Tract 1-A to the Northeast corner of said Tract 1-A; thence continue Northerly along the East line of Tract 2-A according to the plat of MIAMI INDUSTRIAL DISTRICT SECTION TWO recorded in Plat Book 63, at Page 25 of the Public records of Miami-Dade County, Florida, and along the Northerly extension of said East line of Tract 2-A to the centerline of NW 176th Street; thence East along said centerline of NW 176th Street to the centerline of NW Miami Court according to the plat of MIAMI INDUSTRIAL DISTRICT SECTION FOUR recorded in Plat Book 72, Page 25 of the Public Records of Miami-Dade County, Florida; thence North along said centerline of NW Miami Court to the South line Section 1, Township 52 South Range 41 East (*Miami Gardens Drive*); thence East along the South line of said Section 1, Township 52 South, Range 41 East to the Southeast corner of the West 1/2 of the Southeast 1/4 of said Section 1; thence North following the centerline of North Miami Avenue along the East line of the West 1/2 of the Southeast 1/4 of said Section 1, and along the East line of the West 1/2 of the Northeast 1/4 of said Section 1, and along the Northerly extension of said East line of the West 1/2 of the Northeast 1/4 of said Section 1, to the intersection of said centerline of North Miami Avenue with the centerline of NW 199th Street (also known as Ives Dairy Road) according to the Right-of-Way Map thereof recorded in Road Plat Book 88, at Page 1, of the Public Records of Miami-Dade County, Florida; thence run East along said centerline of NW 199th Street to its intersection with the centerline of NE 2nd Avenue according to the Plat of RO-MONT SOUTH SECTION THREE, recorded in Plat Book 95 at Page 36 of the Public Records of Miami-Dade County, Florida; thence run Northerly along the centerline of NE 2nd Avenue, according to said Plat of RO-MONT SOUTH SECTION THREE; thence continue Northerly along the centerline of said NE 2nd Avenue according to the Plat of RO-MONT SOUTH SECTION TWO recorded in Plat Book 93 at Page 80, of the Public Records of Miami-Dade County; thence continue Northerly along the centerline of said NE 2nd Avenue according to the Plat of RO-MONT SOUTH SECTION ONE recorded in Plat Book 89 at Page 76 of the Public Records of Miami-Dade County, to the intersection of said centerline of NE 2nd Avenue with the Westerly extension of the South line of Lot 10 in Block 37 of the THIRD ADDITION TO ANDOVER according to the plat thereof recorded in Plat Book 84 at Page 88 of

the Public Records of Miami-Dade County, Florida; thence Easterly along said extension of the said South line of Lot 10 in Block 37 for 5.00 feet, more or less, to the centerline of NE 2nd Avenue according said THIRD ADDITION TO ANDOVER; thence Northerly along said centerline of NE 2nd Avenue according to said THIRD ADDITION TO ANDOVER; thence continue Northerly along said centerline of NE 2nd Avenue according to the plat of FIRST ADDITION TO ANDOVER recorded in Plat Book 72 at Page 36 of the Public Records of Miami-Dade County, Florida, to the Northeast corner of said Section 36, Township 51 South, Range 41 East, the same being a point on the North boundary of Miami-Dade County, Florida; thence West following said North boundary of Miami-Dade County, along the North Section lines of Sections 36, 35, 34, 33, and 32 in Township 51 South, Range 41 East, to the Northwest corner of said Section 32 and the POINT OF BEGINNING.

EXHIBIT “B”: STAFF RECOMMENDATION

ATTACHMENT F – CDMP AMENDMENT



CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

**PUBLIC SCHOOL FACILITIES
ELEMENT**

GOALS, OBJECTIVES AND POLICIES

APRIL 2008

Prepared By:
The City of Miami Gardens
Planning and Zoning Department
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169

TABLE OF CONTENTS

GOAL 1:	IMPROVE EDUCATIONAL FACILITIES.....	1
OBJECTIVE 1.1:	SCHOOL CONCURRENCY.....	1
OBJECTIVE 1.2:	SCHOOL LOCATION.....	5
OBJECTIVE 1.3:	NON-PUBLIC SCHOOLS	6

CHAPTER VIII - PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: IMPROVE EDUCATIONAL FACILITIES

Support School Board efforts to ensure that adequate capital facilities and technology resources are available to support the educational mission of public schools.

Objective 1.1: School Concurrency

Work with the Miami-Dade County and the County School Board's goal to meet state requirements for class size by September 1, 2010 to adopt a School Concurrency Program to ensure that the adequate supply of schools is consistent with the adopted level of service standards and inclusion of projects that address correction of existing school facility deficiencies and facilities needed to meet future needs based upon achieving and maintaining the adopted level of service standards by each in the 5-year schedule of capital improvements and throughout the planning period to serve the student population in the City of Miami Gardens.

Monitoring Measures: Reduction in overcrowding to be below adopted Level of Service or in its absence 100% of F.I.S.H. by year 2013 over time per Miami-Dade School District 5-Year Capital Facilities Plan.

Monitoring Measures: Number of annual meetings and communication with the School District and other appropriate agencies and groups.

Policy 1.1.1: Pursuant to F.S. Sections 1013.33 and 163.31777 and the state mandated Interlocal Agreement, the City shall continue to coordinate with Miami-Dade County School Board and related agencies to insure adequate school facilities.

Policy 1.1.2: Coordinate annual review and comment upon the School Board's tentative 5-year schedule of capital facilities plan to ensure adopted level of service standards are achieved and provide information to the School Board on the plan's consistency with the City's CDMP and land development regulations as follows:

- As stated in Section 3.6 of Interlocal Agreement, the City will coordinate through Staff Working Group of the Interlocal Agreement for Public School Facility, School Board, Miami-Dade County and applicable municipalities the annual review of Educational Facilities Element and school enrollment projections.

Policy 1.1.3: Continue to work proactively with the School Board to substantially reduce school overcrowding in Miami Gardens' schools, improve the quality of schools through boundary changes, and create new schools.

Policy 1.1.4: Beginning January 1, 2008, adopt Miami-Dade School Board's level of service (LOS) standard of 100% utilization of Florida Inventory of School Houses (FISH) capacity (With Relocatable Classrooms) for all Miami-

Dade County public school facilities in the City as stated in Interlocal Agreement Section 9, (b) 1 and 3.

Policy 1.1.5: Support Miami-Dade County School Board's goal to meet 100% utilization of Florida Inventory of School Houses (FISH) (No Relocatable Classrooms) capacity by January 1, 2018. Additionally, beginning January 1, 2013 support the implementation schedule to eliminate all remaining relocatable classrooms by January 1, 2018 as stated in Interlocal Agreement Section 9, (b) 1 and 3.

Policy 1.1.6: LOS standard shall be applicable in each public school concurrency service area (CSA) defined as the public school attendance boundaries as established by the Miami-Dade County School District.

Policy 1.1.7: Comply with public school concurrency proportionate share mitigation options and mechanisms for a development that fails to meet the level of service standard for public school capacity and that will meet at least one of the following conditions as stated in the Interlocal Agreement Section 9, 9.2 (f) and Section 163.3180 (13)(e)1, F.S.:

- The development's impact can be shifted to one or more adjacent CSAs that have available capacity located either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, or Southeast, see Figures 1A through 1D) as the proposed development, or
- The development's impact is mitigated proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13) (e)1, F.S. The intent of these options is to provide for the mitigation of residential developments impacts on public school facilities, guaranteed by a legal binding agreement through mechanisms that include one or more of the following: contribution of land; the construction, expansion or payment of land acquisition or construction of a permanent public school facility; or the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.
- Any mitigation funds provided as result of the school concurrency system are to be directed by the School Board toward a school capacity improvement identified in the financially feasible 5-year District Facilities Work Program.
- If none of the above conditions are met, then development shall not be approved.

Policy 1.1.8: Work with Miami-Dade County School Board to establish guidelines and level of service (LOS) standards for modification and revision of school

concurrency service area boundaries as stated in Section 9 of the Interlocal Agreement and listed as follows:

- Potential amendments to the concurrency service areas, other than periodic adjustments to student attendance boundaries, or to redefine the concurrency service area as a different type of boundary or area shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, and shall take into account the issue of maximization of capacity.
- Other considerations for amending the concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity, and geographic or manmade constraints to travel.
- If there is a consensus to change the concurrency service area to a different type of service area or geographic configuration, it shall be accomplished by the execution of an amendment to this Amended and Restated Agreement.
- The changed concurrency service area shall not be effective until the amendment to this Amended and Restated Agreement is fully executed and related amendments to the County and Cities' comprehensive plans are adopted.
- Proposed amendments to the concurrency service areas shall be presented to the Staff Working Group and incorporated as updated data and analysis in support of the County's and Cities' comprehensive plans.
- No concurrency service area shall be amended or redefined without a showing that the amended or redefined concurrency service area boundaries are financially feasible and can be achieved and that the adopted LOS Standard can be maintained over the five years of the District Facilities Work Program.

Policy 1.1.9: Work with Miami-Dade County School Board to ensure the maximum utilization of school capacity, taking into account transportation costs, court approved desegregation plans and any applicable factors as stated in Section 9 of the Interlocal Agreement and listed as follows:

- Concurrency Service Areas (CSA) shall be delineated to: maximize capacity utilization of the facility; limit maximum travel times and reduce transportation costs; acknowledge the effect of court approved desegregation plans; achieve socio-economic, racial, cultural and diversity objectives; and achieve other objectives as defined by the School Board. Periodic adjustments to

the boundary or CSA may be made by the School Board to achieve the above factors.

- Potential amendments to the concurrency service areas, other than periodic adjustments to student attendance boundaries, or to redefine the concurrency service area as a different type of boundary or area shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, and shall take into account the issue of maximization of capacity.

Policy 1.1.10: Attend staff meetings and workshops open to the public held by the School Board where issues impacting Miami Gardens are addressed.

Policy 1.1.11: Provide requested socio-economic, permitting, rezoning and related information to Miami-Dade County and the School Board in order to facilitate accurate and updated annual student enrollment projections for Miami Gardens.

Policy 1.1.12: Invite a School Board staff representative to attend Local Planning Agency meetings where CDMP amendments or rezoning applications potentially impacting schools and residential density are being considered.

Policy 1.1.13: Include a School Board representative in the development review process for all residential zoning hearing applications and notify the School Board of any proposed land use applications that may affect school enrollment or school facilities.

Policy 1.1.14: Ensure that school-related development review applications address potential impact of the applicant's project upon the School Board's facilities, including but not limited to providing the appropriate and necessary technical analysis and letters of approval or disapproval, or similar data and commitments for a given project from the School Board.

Policy 1.1.15: Participate and coordinate with the School Board Site Planning and Construction process as needed, and review potential new sites for new schools, proposals for renovations, additions or closures to existing schools and their facilities.

Policy 1.1.16: Attend the annual planning forum hosted by the School Board's Site Planning and Construction Committee when the schools serving City residents are discussed.

Policy 1.1.17: The City shall evaluate potential school site acquisitions or expansion in Miami Gardens for consistency with the City's CDMP and land development regulations.

Policy 1.1.18: Coordinate with the School Board to address off-site and on-site improvements necessary to support new schools, proposed expansion of existing schools or mitigate traffic or other related impacts in the surrounding areas.

Policy 1.1.19: Involve the City Police Department and Miami-Dade Fire Department as participants in the development review process as and when necessary, to review all proposed construction or expansion of schools.

Policy 1.1.20: The City shall coordinate with Miami-Dade County and the School Board to adopt annual plan amendments to incorporate: add a new fifth year per Sections 3.5 (b) and 9.3 in Interlocal Agreement; update the financially feasible public school capital facilities program; coordinate it with the School Board's 5-year District Facilities Work Plan, plans of other local governments and provide updates to concurrency service area maps as necessary.

Policy 1.1.21: Pursuant to Interlocal Agreement as Public school concurrency shall be applied on a district-wide basis to CSA, development can proceed if the level of service standard is exceeded for a project, but capacity exists in one or more contiguous CSA as adopted by the City.

Policy 1.1.22: The City will coordinate with adjacent local governments, School Board and Miami-Dade County on emergency preparedness issues. The City's Public Works Department will act as the Emergency Operations Center (EOC) and contact in emergency preparedness issues.

Objective 1.2: School Location

The City shall work with the school board to ensure that the location of new schools and expansion of existing public school facilities serve as community focal points and are fully accessible to residents and children via motorized vehicles, bicycles and walking in a safe manner, with minimal adverse neighborhood impacts, and when feasible, located adjacent to public facilities.

Monitoring Measures: The number of shared school facilities within the City.

Monitoring Measures: Linear feet of bikeways and sidewalks connecting schools with neighborhoods.

Policy 1.2.1: Schools may be located within any of the land use designations shown on the proposed Future Land Use Map, consistent with the City's land development regulations.

Policy 1.2.2: Encourage the location of new and expanding public schools to occur near residential neighborhoods in a location that would provide a logical focal point for community activities while ensuring that adverse impacts to such communities are minimized.

- Policy 1.2.3:** Develop a citywide School Safety Enhancements Master Plan to address school safety, bike-pedestrian safety and education, and school related enhancements to benefit Miami Gardens public schools and its students.
- Policy 1.2.4:** Ensure that the City through its Community Traffic Safety Team (CTST) promotes school safety enhancements by coordinating with the appropriate agencies.
- Policy 1.2.5:** Continue to participate, research and apply for grants related to various local and regional school traffic safety programs and promote related safety activities within the City's schools and their personnel.
- Policy 1.2.6:** Support the co-location of public facilities, including parks, libraries and community centers with Miami Gardens' public schools.
- Policy 1.2.7:** Consistent with Rule 9J-5.025(4)(a), F.A.C., the City adopts Miami-Dade County map series (Figures 1A through 1D) that indicate the location of public schools and ancillary facilities in the county over the planning period of 2008 through 2013.

Objective 1.3: Non-Public Schools

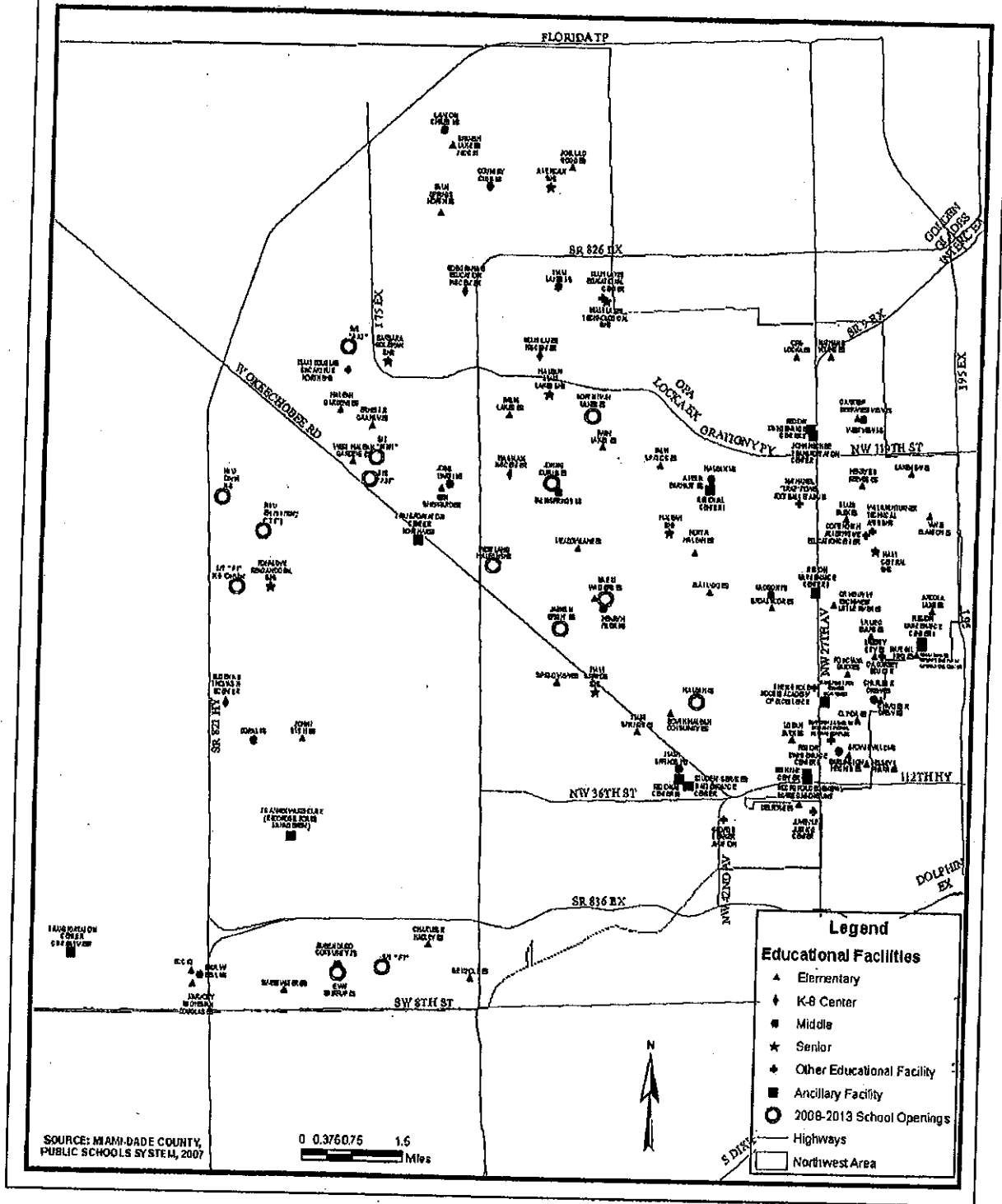
The City shall work with non-public, charter and private school facilities to provide alternatives to its residents.

***Monitoring Measures:** Number of student seats added in new or existing charter or non-public, private schools.*

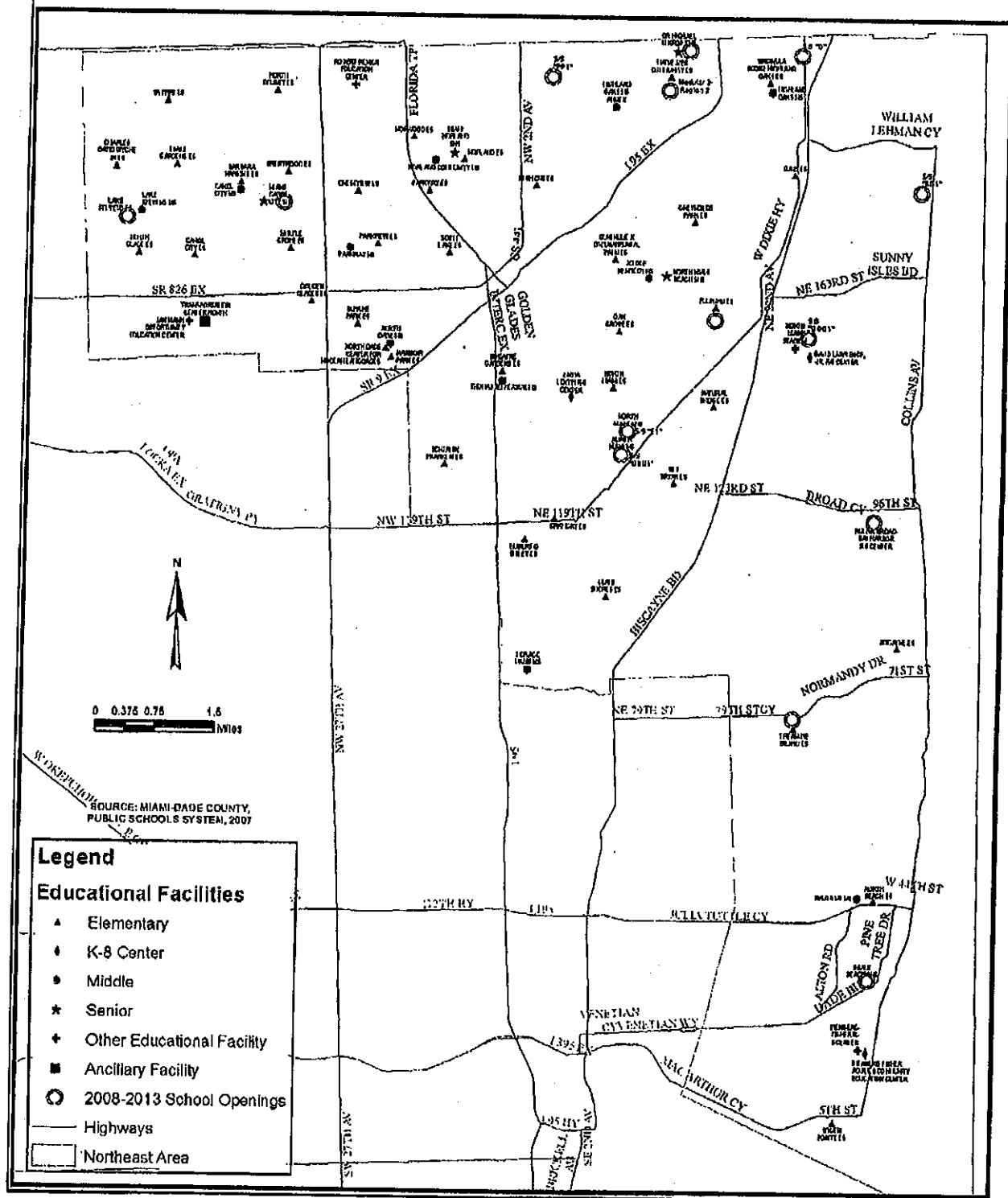
***Monitoring Measures:** The number of non-public schools that comply with the City's land development regulations.*

- Policy 1.3.1:** Investigate opportunities for creating charter schools within the City.
- Policy 1.3.2:** Facilitate developers/applicants in widening their options to fund and/or construct new school facilities to meet the public education demand within the City.
- Policy 1.3.3:** Coordinate with St. Thomas University, Florida Memorial University, and other related educational institutions to extend a greater array of adult education opportunities and special events/programs to benefit the residents of Miami Gardens.

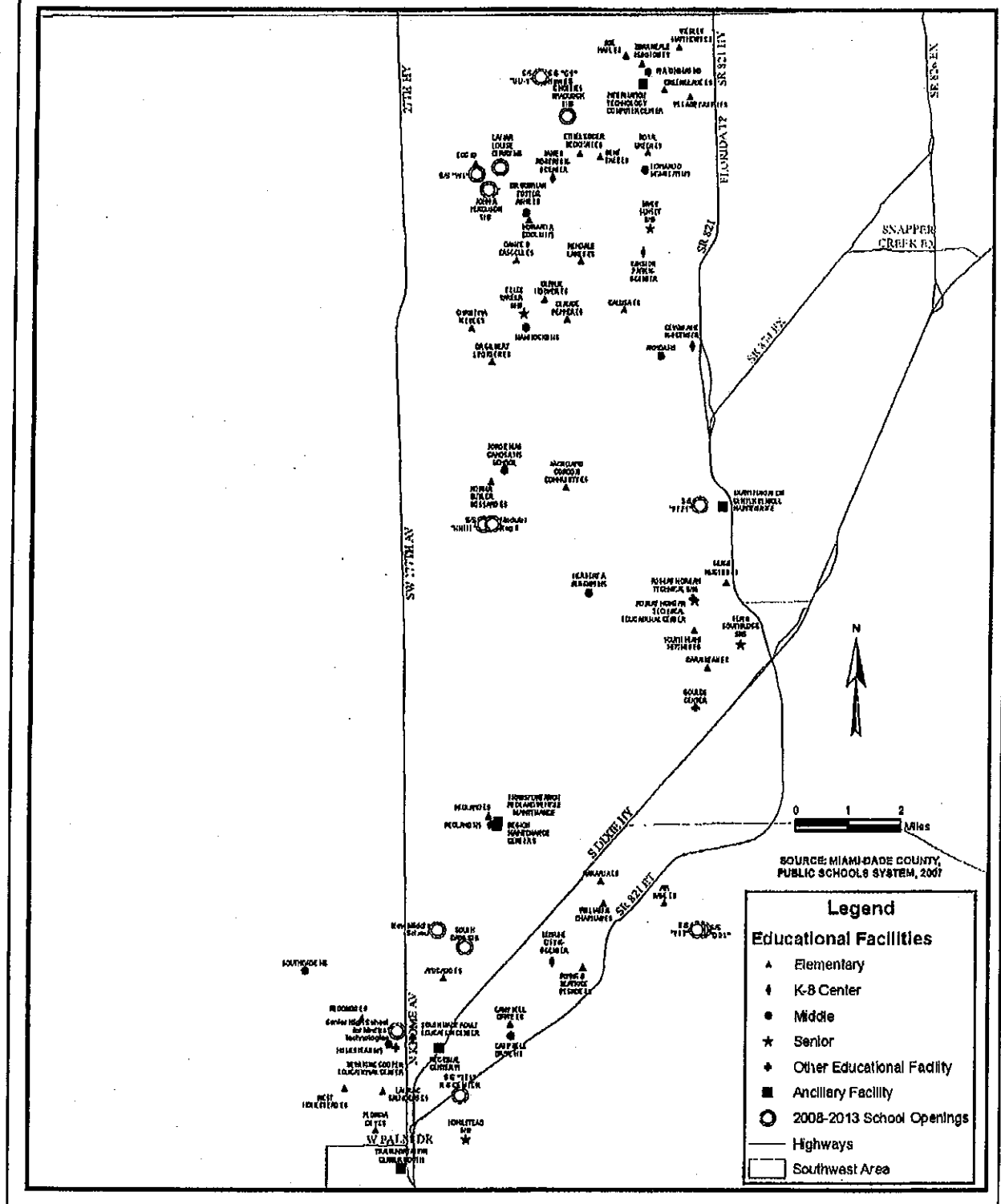
**Figure 1A - Proposed, Existing, and Ancillary Educational Facilities
Located in the Northwest Area - 2008-2013**



**Figure 1B - Proposed, Existing, and Ancillary Educational Facilities
Located in the Northeast Area - 2008-2013**



**Figure 1C - Proposed, Existing, and Ancillary Educational Facilities
Located in the Southwest Area - 2008-2013**





CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

CAPITAL IMPROVEMENTS ELEMENT

GOALS OBJECTIVES AND POLICIES

APRIL 2008

Prepared By:
The City of Miami Gardens
Planning and Zoning Department
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169

TABLE OF CONTENTS

GOAL 1:	ADEQUATE AND TIMELY PUBLIC SERVICES AND FACILITIES	1
OBJECTIVE 1.1:	CAPITAL IMPROVEMENTS	1
OBJECTIVE 1.2:	FISCAL RESOURCES	2
OBJECTIVE 1.3:	DEBT MANAGEMENT	3
OBJECTIVE 1.4:	LEVEL OF SERVICE STANDARDS AND CONCURRENCY MANAGEMENT	3

LIST OF TABLES

TABLE CIE IX- 1:	CITY OF MIAMI GARDENS SCHEDULE OF CAPITAL IMPROVEMENTS	10
TABLE CIE IX -2:	CITY OF MIAMI GARDENS SCHEDULE OF ADDITIONAL CAPITAL IMPROVEMENTS.....	12

IX. CAPITAL IMPROVEMENTS ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ADEQUATE AND TIMELY PUBLIC SERVICES AND FACILITIES

Maintain adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents within the City of Miami Gardens in a cost-efficient manner consistent with the City's Comprehensive Development Master Plan (CDMP).

Objective 1.1: Capital Improvements

The City shall provide the necessary capital improvements to replace old public facilities, address public deficiencies and accommodate planned future development consistent with the current level-of-service standards and the CDMP.

Monitoring Measures: Number of capital improvements constructed.

Monitoring Measures: Update, amend and implement the Schedule of Capital Improvements on an annual basis.

Policy 1.1.1: Adopt and implement the Schedule of Capital Improvements shown on **Table CIE IX-1**.

Policy 1.1.2: For the purpose of future funding opportunities such as grants, include the Schedule of Additional Capital Improvements shown on **Table CIE IX-2**.

Policy 1.1.3: Update the Schedule of Capital Improvements annually.

Policy 1.1.4: Coordinate planning for City improvements with Miami-Dade County, regional and State agencies, adjacent municipalities, and service providers to ensure that capital improvements are implemented to support new construction and development.

Policy 1.1.5: Annually review and comment on the School Board's tentative 5-Year schedule of capital facilities plan to ensure that the adopted level of service (LOS) standards are achieved and provide information to the School Board on the plan's consistency with the City's CDMP and land development regulations. The City will incorporate by reference the Miami-Dade County Public Schools latest-adopted 5-year District Facilities Work Program, developed by Miami-Dade Public Schools and adopted by the Miami-Dade County School Board on September 5, 2007 into its Schedule of Capital Improvements and annual update of the Comprehensive Plan.

Policy 1.1.6: Identify large-scale projects/master plans in the CDMP elements (\$50,000 or greater) as capital improvements for inclusion in the Schedule of Capital Improvements.

Policy 1.1.7: Evaluate and rank the proposed capital improvement projects listed in the Schedule of Capital Improvements, prioritizing them according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the City's legal commitment to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs; and
- Promotes cost-effective use of time and revenue.

Policy 1.1.8: Establish the following guidelines that allow for amendment to the CIP and its implementation process if the funding source(s) identified in the CIP is not available:

- Adjust the schedule by removing projects, which have the lowest priority.
- Delay projects until funding can be guaranteed.
- Do not issue development orders that would continue to cause a deficiency on the public facility's adopted LOS standards.
- Pursue alternative funding sources.

Policy 1.1.9: Manage and control the City's land development process so that public facility impacts do not exceed the City's ability to provide and fund the necessary improvements. This shall be accomplished through appropriate enforcement of the City's Land Development Regulations and impact fees for existing and future projects.

Policy 1.1.10: Repair, rehabilitate and replace the City's capital facilities according to generally accepted engineering principles and guidelines.

Objective 1.2: Fiscal Resources

Maximize and enhance fiscal resources to ensure availability of public facility improvements required for redevelopment, previously approved development orders and future growth.

Monitoring Measures: The availability of funding sources for capital improvements.

Monitoring Measures: The number of grants applied for and received.

Policy 1.2.1: Prior to issuing site plan, plat or building permit approvals, ensure that capital revenues and/or developer commitments, through development

orders, are in place to maintain all public facilities at acceptable level-of-service standards.

Policy 1.2.2: Utilize a variety of funding sources to implement capital improvements. These may include sources such as ad valorem taxes, general revenues, enterprise revenues, assessments, grants, tax increment and private funds. Ensure that all new development participates in a proportionate “proffered” share cost to mitigate impacts pursuant to guidelines established through the development review process.

Policy 1.2.3: Continue to seek out new funding and grant opportunities to finance capital improvements

Objective 1.3: Debt Management

The City shall develop and implement a debt management program to provide timely revenues for capital improvements.

Monitoring Measures: A record of utilization of accepted standards regarding debt management practices.

Policy 1.3.1: Incur debt within generally accepted municipal finance principles and guidelines, and only in return of the City’s ability to pay for a new capital asset or to significantly extend the life of a capital asset.

Policy 1.3.2: When evaluating the debt to be incurred for a facility, the increase in operating costs for that new or additional facility must also be considered.

Policy 1.3.3: The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

Objective 1.4: Level of Service Standards and Concurrency Management

Issue development orders and permits based on the availability of necessary public facilities, consistent with adopted Level of Service Standards (LOS) and concurrent with the impacts of the development.

Monitoring Measures: Ability to maintain adopted Level of service to meet the demand for capital facilities.

Policy 1.4.1: The City of Miami Gardens will comply with all concurrency management requirements and the following minimum LOS standards:

TRANSPORTATION LEVEL OF SERVICE TABLE			
Facility Type	Location		
	Inside Miami Gardens	Roadways Parallel to Exclusive Transit Facilities	Inside Transportation Concurrency Management Areas
FIHS/SIS - Limited Access Highway	LOS D [E]	LOS E	LOS D [E]
FIHS/SIS - Controlled Access Highway	LOS D	LOS E	LOS E
Non - FIHS/SIS Facilities	-	-	Areawide LOS E*
Notes: FIHS = Florida Intrastate Highway System. SIS = Strategic Intermodal System LOS inside of [brackets] applies to general use lanes only when exclusive through lanes exist. * The overall average LOS within each TCMA shall remain at E or better.			

FACILITIES	LEVEL OF SERVICES STANDARDS
Potable Water	<p><u>Regional Treatment.</u> The regional treatment system shall operate with rated capacity that is no less than 2% above maximum daily flow for preceding year.</p> <p><u>User LOS.</u> 155 gallons per capita per day for areas served by Miami Dade County WASD; 130 gallons per capita per day for areas served by North Miami Beach.</p> <p><u>Water Quality.</u> Water quality shall meet all federal, state and county standards for potable water.</p>
Sanitary Sewer	<p><u>User LOS.</u> The system shall maintain the capacity to treat 100 gallons/capita/day.</p>
Stormwater Drainage	<p><u>Water Quality Standard.</u> Stormwater facilities shall meet the design and performance standards established in Chapter 62-25, Florida Administration Code (FAC), with treatment of the runoff from the first one inch of rainfall onsite to meet the water quality standards required by Chapter 62-302, Rule 862-302.500, FAC</p> <p><u>Water Quantity Standard.</u> Where two or more standards impact a specific development, the most restrictive standard shall apply:</p> <ul style="list-style-type: none"> • Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration. • Treatment of the runoff from the first one inch of rainfall onsite or the first ½ inch of runoff from impervious areas, whichever is greater.
Solid Waste	<p>Maintain solid waste disposal capacity sufficient enough to accommodate waste flows to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five (5) years (Same as Miami Dade County).</p>
<u>Public Schools</u>	<p><u>Pursuant to state law and administrative rules, the City shall coordinate with the Miami-Dade School Board and adopt a School Concurrency Program with an accompanying Level of Service Standard of 100% utilization of Florida Inventory of School Houses (FISH) capacity (With relocatable classrooms) that will ensure the adequate supply of schools to serve the student population in the City of Miami Gardens.</u></p>
Public Parks	<p>1.0 acre(s) of public park facility per 1,000 residents.</p>

Policy 1.4.2: All proposed developments will be required to follow applicable City of Miami Gardens' "Principles and Guidelines for Public Hearing Applications" that include but not limited to the following:

- Decisions - The recognition that the City Council renders decisions on public hearing applications in terms of approval, denial, or approval with conditions.
- Complete - Applications must be deemed complete in order to be scheduled for consideration;
- Representation - The applicant is responsible for presenting their project and being represented;
- Lobbyists - Persons representing projects such as realtors, engineers, or architects, must register with the City as required by ordinance.
- Neighborhood Outreach – Applicants are encouraged to communicate with neighboring property owners;
- Landscape – Lush landscaping above minimum requirements is encouraged;
- Quality Design and Architecture – Architectural renderings that depict quality buildings, design and quality materials are encouraged. The City generally prefers modern, “inclusive” architecture that incorporates the Miami Modern or Florida/Caribbean modern elements that complement the city’s architectural heritage.
- Proffered Community Amenities – Applicants should recognize, and proffer, additional community amenities, significant resources or monetary contributions to mitigate project impact;
- Neighborhood Compatibility – Applicants must provide detailed plans to mitigate neighborhood impacts;
- Education Facility Mitigation – The City is committed to supporting the Miami Dade County School District’s programs to improve Miami Gardens’ schools. All residential projects shall fully comply with the District’s facility requirements including but not limited to the payment of education impact fees.
- Transportation Impacts – Applicants shall comply with the City’s traffic impact analysis methodologies and provide a complete traffic analysis report.
- Workforce Housing – Residential projects should include units that are affordable to moderate income households such as public school teachers, firemen, nurses, etc.
- Proportionate Share - Proffer community amenities and/or proportionate share cost of the facility improvements through the payment of applicable fees and charges pursuant to the City’s codes and ordinances to maintain required LOS standards.

Policy 1.4.3: Regarding the City’s Concurrency Management System for Public School facilities, prior to the issuance of any development for new residential development or redevelopment, public school facilities LOS standards shall meet the following concurrency requirements:

Prior to the issuance of any development order for new development or redevelopment, public school facilities LOS standards shall meet the following requirements:

- Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade county public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity (With relocatable classrooms).
- The LOS service standard shall be applicable in each public school concurrency service area (CSA) defined as the public school attendance boundary established by Miami-Dade County Public Schools.
- Necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.
- Proportionate share mitigation options and mechanisms shall be complied with pursuant to Interlocal Agreement Section 9, 9.2 (f) and requirements of Chapter 163, Florida Statutes.

Policy 1.4.4: Regarding the City's Concurrency Management System for Sanitary Sewer, Solid Waste, Drainage, Recreation and Open Space and Potable Water, prior to the issuance of any development order for new development or redevelopment, necessary potable water, sanitary sewer, solid waste, drainage, and recreation and open space facilities needed to support the development at adopted LOS standards shall meet one of the following timing requirements:

Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards shall meet one of the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development shall be in place upon site plan approval or plat approval or its functional equivalent; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a site plan approval or plat approval.

Policy 1.4.5: Regarding the City's Concurrency Management System for Transportation, prior to the issuance of any development order for new development or redevelopment, public transportation facilities needed to support the development at adopted LOS standards shall meet one of the following timing requirements:

- a. The necessary facilities and services are in place or under construction; or
- b. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted five-year schedule of capital improvements or transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation Five Year Work Program and Miami Dade County's 5-Year Transportation Improvement Program. The development order or permit shall also be conditioned upon the following information and conditions:
 - The estimated date of commencement of actual construction and the estimated date of project completion shall be specified.
 - The development order or permit shall include a condition specifying that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the City's adopted five-year schedule of capital improvements or the adopted Florida Department of Transportation Five Year Work Program and Miami Dade County's 5-Year Transportation Improvement Program, whichever is applicable; or
 - The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation; or
 - The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3180 (1)(c) F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction within three years after the City approves a building permit or its functional equivalent that results in traffic generation.

The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.

Policy 1.4.6: Manage and improve the City's concurrency monitoring system, as part of the land development regulations to:

- Determine whether necessary facilities identified within the City's Capital Improvements Element, including potable water, sanitary sewer, solid waste, stormwater management, recreation and open

space, and transportation are being constructed in accordance with the Schedule of Capital Improvements, as amended from time to time.

- Annually assess existing level of service, committed capacity as defined in the Land Development Code, and facility needs to maintain adopted Levels of Service prior to and in conjunction with the annual update of the City's Capital Improvements Element and Capital Improvement Program, and preparation of the Annual Budget.

Policy 1.4.7: Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of site plan approval or plat approval, development orders or building permits are to be conditioned upon the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in a development order issued pursuant to Chapter 380, F.S. Regardless of agreements, permits, development orders or similar documents, the necessary sanitary sewer, solid waste, drainage, adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent by the City of Miami Gardens.

Policy 1.4.8: Evaluate proposed plan amendments and requests for new development or redevelopment according to the following guidelines:

- Is the action consistent with the goals, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
- Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation, Infrastructure, Public Schools Facility or Recreation and Open Space Elements?
- Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the Five-Year Schedule of Capital Improvements or by developer commitment?
- If the City provides public facilities, in part or whole, is the action financially feasible pursuant to this Element?
- Will the action contribute to a condition of public hazard and safety?

Table CIE IX- 1: City of Miami Gardens Schedule of Capital Improvements

PROJECT	ADOPTED FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	TOTAL COST (FY 06-10 11)	FUNDING SOURCE
RECREATION AND OPEN SPACE								
Andover Park Renovations & Improvements	\$19,550	\$94,450	\$463,000	TBD	TBD	TBD	\$577,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Brentwood Park and Pool Renovations & Improvements	\$55,250	\$269,750	\$56,825	TBD	TBD	TBD	\$381,825	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Buccaneer Park Renovations & Improvements	\$23,800	\$116,200	\$29,916	TBD	TBD	TBD	\$169,916	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Carol Park Renovations & Improvements	\$8,925	\$43,575	TBD	TBD	TBD	TBD	\$52,500	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Cloverleaf Park Renovations & Improvements	\$4,675	\$22,825	TBD	TBD	TBD	TBD	\$27,500	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Lake Lucerne Park Renovations & Improvements	\$17,425	\$85,075	\$21,000	TBD	TBD	TBD	\$123,500	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Miami Carol City Park Complex Renovations & Improvements	\$47,175	\$230,325	\$1,116,689	TBD	TBD	TBD	\$1,394,189	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Myrtle Grove Park Renovations & Improvements	\$9,520	\$46,480	\$501,208	TBD	TBD	TBD	\$557,208	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Myrtle Grove Pool Renovations & Improvements	\$28,900	\$141,100	TBD	TBD	TBD	TBD	\$170,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Norwood Park and Pool Renovations & Improvements	\$38,250	\$186,750	\$972,922	TBD	TBD	TBD	\$1,197,922	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Risco Park Renovations & Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Scott Park Renovations & Improvements	\$39,100	\$190,900	TBD	TBD	TBD	TBD	\$230,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Vista Verde Park Renovations & Improvements	\$40,800	\$199,200	TBD	TBD	TBD	TBD	\$240,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Bunche Park Renovations & Improvements	\$289,085	\$705,705	\$4,874,705	TBD	TBD	TBD	\$5,869,495	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Bunche Pool Renovations & Improvements	\$6,800	\$33,200	TBD	TBD	TBD	TBD	\$40,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Rolling Oaks Park Renovations	\$986,000	\$2,407,000	\$4,369,270	TBD	TBD	TBD	\$7,762,270	General Revenues, Fees and Taxes, Assessments, Grants and Bonds

PROJECT	ADOPTED FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	TOTAL COST (FY 06-10 11)	FUNDING SOURCE
& Improvements								Assessments, Grants and Bonds
Park Land Acquisition	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Bond Issue, grants
Carol City Community Center and Park	\$14,910,360	TBD	TBD	TBD	TBD	TBD	\$14,910,360	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
North Dade Optimist Club Park	\$51,000	\$249,000	\$310,000	TBD	TBD	TBD	\$610,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
TRANSPORTATION								
School Safety Enhancements	TBD	TBD	TBD	TBD	TBD	TBD	\$1,000,000	Transportation Enhancement Program per FHA's Surface Transportation Program - Miami Dade MPO
State Road 7/US 441 Livable Communities Study	TBD	TBD	TBD	TBD	TBD	TBD	\$70,000.00	Florida Department of Transportation, District VI (FDOT)
Intersection Improvements Per Transportation Master Plan	\$0	TBD	TBD	TBD	TBD	TBD	TBD	City of Miami Gardens, Miami Dade County, FDOT
Miami Gardens Transit Circulator Feasibility Study	-	\$60,000	-	-	-	TBD	-	Municipal Grant by Miami Dade County MPO (Federal, City)
STORMWATER DRAINAGE								
Roadway Drainage	\$230,000	\$230,000	TBD	TBD	TBD	TBD	\$460,000	U.S. Environmental Protection Agency Grant (EPA)
Stormwater Improvements per Stormwater Master Plan Prioritized Project List	-0-	TBD	TBD	TBD	TBD	TBD	TBD	Stormwater Utility, Grants and Other Funding Sources

TBD = To be Determined

Source: City of Miami Gardens, July 2006, Revised December 2006.

Table CIE IX -2: City of Miami Gardens Schedule of Additional Capital Improvements

PROJECT	ADOPTED FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	TOTAL COST (FY 06-TO 11)	FUNDING SOURCE
Acquisition & Renovation of Police Facility	\$7,000,000	TBD	\$250,000	\$250,000	\$250,000	\$250,000	\$8,000,000	City funds
Administrative Facility - Land/ Building Acquisition & Construction Renovation	\$13,500,000	\$5,000,000	TBD	TBD	\$1,000,000	TBD	\$19,500,000	Bond Issue
Storage & Equipment Facilities- Land/ Building Acquisition & Construction/ Renovation	\$1,000,000	TBD	\$1,000,000	TBD	TBD	TBD	\$2,000,000	Bond Issue
Safety Improvements/ ADA Compliance	\$1,000,000	TBD	TBD	TBD	TBD	TBD	\$1,000,000	Miami-Dade County Metropolitan (MPO)
Street Resurfacing	\$1,700,000	\$1,700,000	\$500,000	\$500,000	\$500,000	\$500,000	\$5,400,000	Qnip; City budget
Sidewalk Additions and Repair	\$50,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$425,000	City budget Facilities Management
System for Public Works	\$25,000	TBD	TBD	TBD	TBD	TBD	\$25,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Street and Sidewalk Evaluation and Master Plan	\$75,000	TBD	TBD	TBD	TBD	TBD	\$75,000	General Revenues, Fees and Taxes, Assessments, Grants and Bonds
Landscaping	\$1,300,000	\$1,000,000	\$500,000	\$300,000	\$300,000	\$300,000	\$3,700,000	Congressional Appropriation, City budget, County Grant, DOT Grant
Dangerous Tree Mitigation	\$60,000	TBD	TBD	TBD	TBD	TBD	\$60,000	Grant, city funds

Source: City of Miami Gardens, July 2006, Revised December 2006



CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

**INTERGOVERNMENTAL
COORDINATION ELEMENT**

GOALS, OBJECTIVES AND POLICIES

APRIL 2008

Prepared By:
The City of Miami Gardens
Planning and Zoning Department
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169

TABLE OF CONTENTS

GOAL 1:	INTERGOVERNMENTAL COORDINATION	1
OBJECTIVE 1.1:	IMPROVE PLANNING COORDINATION	1
OBJECTIVE 1.2:	DEVELOPMENT IMPACTS	2
OBJECTIVE 1.3:	REVIEWING LAND USE PLANS OF ADJACENT JURISDICTIONS	4
OBJECTIVE 1.4:	STORMWATER DRAINAGE MASTER PLAN	4
OBJECTIVE 1.5:	TRANSPORTATION MASTER PLAN	4

CHAPTER VII – INTERGOVERNMENTAL COORDINATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: INTERGOVERNMENTAL COORDINATION

Establish relationships through intergovernmental coordination with adjacent municipalities, Miami-Dade County, regional and state agencies to identify methods for sharing information and funding and to protect the public health, welfare and safety of its residents.

Objective 1.1: Improve Planning Coordination

The City shall continue to improve coordination of planning activities with other agencies including Miami-Dade County agencies, including but not limited to the Department of Environmental Protection and the Water and Sewer Department, the Miami-Dade County School Board, South Florida Regional Planning Council, the South Florida Water Management District, the City of North Miami Beach, the City of Opa-Locka, the State of Florida, and other agencies that have regulatory, supply and/or jurisdictional authority in the City in the areas of land use, sanitary sewer, potable water, drainage, solid waste, funding, environmental protection and other similar and related issues.

Monitoring Measures: Establish a monitoring system within the City for intergovernmental coordination.

- Policy 1.1.1:** The Miami Gardens Comprehensive Development Master Plan shall be forwarded to the Miami-Dade School Board, Miami-Dade County, and other governmental agencies pursuant to state statutes, for review.
- Policy 1.1.2:** The Miami Gardens Comprehensive Development Master Plan shall be consistent with the goals, objectives and policies of the State of Florida, the Strategic Regional Policy Plan, and applicable regional plans.
- Policy 1.1.3:** The Local Planning Agency shall be the responsible agency to ensure that governmental coordination is effectively maintained with other local, regional, state and federal agencies that allows for City participation in workshops, meetings, public hearings and facilitation relating to areas affecting Miami Gardens.
- Policy 1.1.4:** The City supports intergovernmental coordination in transportation and mass transit planning through the MPO and Miami-Dade Transit.
- Policy 1.1.5:** Miami Gardens shall strive to improve coordination with Miami-Dade County, Miami-Dade School Board and other governmental agencies, to enhance parks and recreation services, per the Parks & Recreation Element of the CDMP.

- Policy 1.1.6:** Miami Gardens shall strive to improve coordination with the Department of Housing and Urban Development (HUD) other appropriate governmental, private and non-profit agencies to enhance the provision of affordable housing, per the Housing Element of the CDMP.
- Policy 1.1.7:** Intergovernmental coordination shall be emphasized by the City Manager's office and appropriate communication lines shall be ensured through the development review process for setting levels-of-service, concurrency issues, permitting, and initiating capital improvement projects for various public facilities within Miami Gardens.
- Policy 1.1.8:** The City shall designate a liaison with the Department of State (DCA) and developers to provide monitoring of proposed growth management amendments in a timely fashion. The liaison shall communicate with the affected entities in order to evaluate and coordinate level-of-service and concurrency standards.
- Policy 1.1.9:** In the event that public and/or private partnerships provide a public facility or service within the City for roads, water, sewer, drainage, parks, or solid waste, the City shall ensure that the adopted level-of-service standard is maintained per the Capital Improvement Element of the CDMP.
- Policy 1.1.10:** The City Manager or his designee shall recommend procedures to be undertaken by the Development Services Department in the event that the entity that has maintenance responsibility for a public facility does not plan for the necessary improvements in a timely manner, in order to maintain the City's adopted level-of-service.
- Policy 1.1.11:** The City shall coordinate with the South Florida Water Management District to insure that the City's plans, requirements and related actions are consistent with the Lower East Coast Regional Water Supply Plan.
- Policy 1.1.12:** The City shall coordinate population projections with Miami-Dade County through a process of data sharing and evaluating projections based on county projections and mid-range projections by the University of Florida's Bureau of Economic and Business Research (BEBR).

Objective 1.2: Development Impacts

The City of Miami Gardens shall notify the adjacent jurisdictions and regional agencies of any changes to the CDMP or proposed developments that may have an impact on such jurisdictions and agencies.

Monitoring Measures: Regular communication and coordination with affected governmental agencies, public entities and developers.

- Policy 1.2.1:** Continue to participate in intergovernmental programs related to land planning, transportation, public facilities and such other impact related issues.
- Policy 1.2.2:** Identify and develop new interlocal agreements with adjacent governmental agencies for mutual notification and coordination on issues such as land use planning, level-of-service standards, public facility planning.
- Policy 1.2.3:** Extend support and assistance in the development of goals, objectives and policies of surrounding municipal, county, regional and state comprehensive plans.
- Policy 1.2.4:** Ensure the coordination of planning activities pursuant to Elements of the CDMP with affected communities within the City through appropriate public notification measures.
- Policy 1.2.5:** The City shall coordinate and communicate with the Miami-Dade County School Board to comply with and implement the adopted "Interlocal Agreement for Public School Facilities Planning in Miami-Dade County" for planning public school facilities. It is recommended that the agreement address the following issues:
- Joint meetings between the City of Miami Gardens and the School Board to discuss and formulate policies and recommendations regarding school planning;
 - Coordination and sharing of information;
 - Periodic review of the educational facilities impact fee ordinance to ensure that capital costs associated with the development of public school capacity are identified appropriately;
 - Student enrollment and population projections;
 - Traffic impacts;
 - Assessment and upgrading of school infrastructure;
 - Dispute resolution process;
 - Selection of appropriate school sites and site plan review;
 - Coordination of population projections;
 - Comprehensive plan amendments, rezonings, development approvals;
 - Representation from the School Board at City Council and Zoning public meetings that address residential projects and affect school capacity issues;
 - School concurrency;

- Level of service (LOS) standards.

Objective 1.3: Reviewing Land Use Plans of Adjacent Jurisdictions

Miami Gardens shall participate in reviewing land use plans of adjacent jurisdictions, and shall continue to pass formal resolutions objecting to inconsistencies and/or conflicts with the City CDMP.

Monitoring Measure: Level of participation by the City and resolutions by the City Land Planning Agency in the review and development process.

- Policy 1.3.1:** All resolutions objecting to any actions by an adjacent jurisdiction shall be transmitted to that government agency
- Policy 1.3.2:** Any major objections not resolved by the jurisdictions working together will be resolved through a mediation process, as established by the South Florida Regional Planning Council pursuant to F.S. 186.509, or any other method of intergovernmental conflict resolution.
- Policy 1.3.3:** The City shall identify any proposed annexation areas on the Future Land Use Map if and when annexations are being considered in the future.
- Policy 1.3.4:** The City shall maintain formal and informal means of communication with adjacent jurisdictions for the purpose of addressing and resolving issues of mutual interest that arise from the local government's comprehensive plan and plans of others.

Objective 1.4: Stormwater Drainage Master Plan

Miami Gardens shall participate in a regulatory, technical and political capacity in preparing, planning, funding and implementing a stormwater drainage master plan with other public agencies such as the South Florida Water Management District (SFWMD), State Department of Environmental Protection (DEP) and other agencies.

Monitoring Measure: Number of meetings held with related agencies and degree of implementation achieved through the process.

- Policy 1.4.1:** The public works department shall continue to coordinate and oversee the preparation of Stormwater Drainage Master Plan.
- Policy 1.4.2:** Miami Gardens shall participate in interlocal agreements with SFWMD, FDEP and other government agencies to implement and fund stormwater management plan improvements.

Objective 1.5: Transportation Master Plan

Miami Gardens shall actively participate in planning, finding and implementing a Transportation Master Plan consistent with the Florida Department of Transportation (FDOT) requirements and other agencies.

Monitoring Measure: Number of meetings held with related agencies and degree of implementation achieved through the process.

- Policy 1.5.1:** The planning department and public works department will coordinate the planning and implementation of the Transportation Master Plan with Miami-Dade County MPO, FDOT and DCA and other agencies.
- Policy 1.5.2:** Miami Gardens shall participate in interlocal agreements with Miami-Dade County MPO, FDOT and other agencies to implement and fund Transportation Master Plan improvements.
- Policy 1.5.3:** The City shall continue to cooperate with F.D.O.T. in all matters of traffic signal access requests that affect the State highway system and shall seek to obtain access permitting authority on State roads.
- Policy 1.5.4:** Miami Gardens shall provide F.D.O.T. with annual reports that document concurrency management efforts on State roads.